

Linda Vista Town Center Redevelopment



LINDA VISTA TOWN CENTER REDEVELOPMENT

19 MARCH 2010

MRW Development Company

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Experienced in

- Urban infill
- Adaptive reuse
- Development in underserved communities

Historic commitment and attachment to
Bayside and Linda Vista

ARCHITECTS hanna gabriel wells

- Award winning architects
- Leaders in urban infill, institutional, educational and commercial design
- Leaders in sustainable design

Bayside Community Center

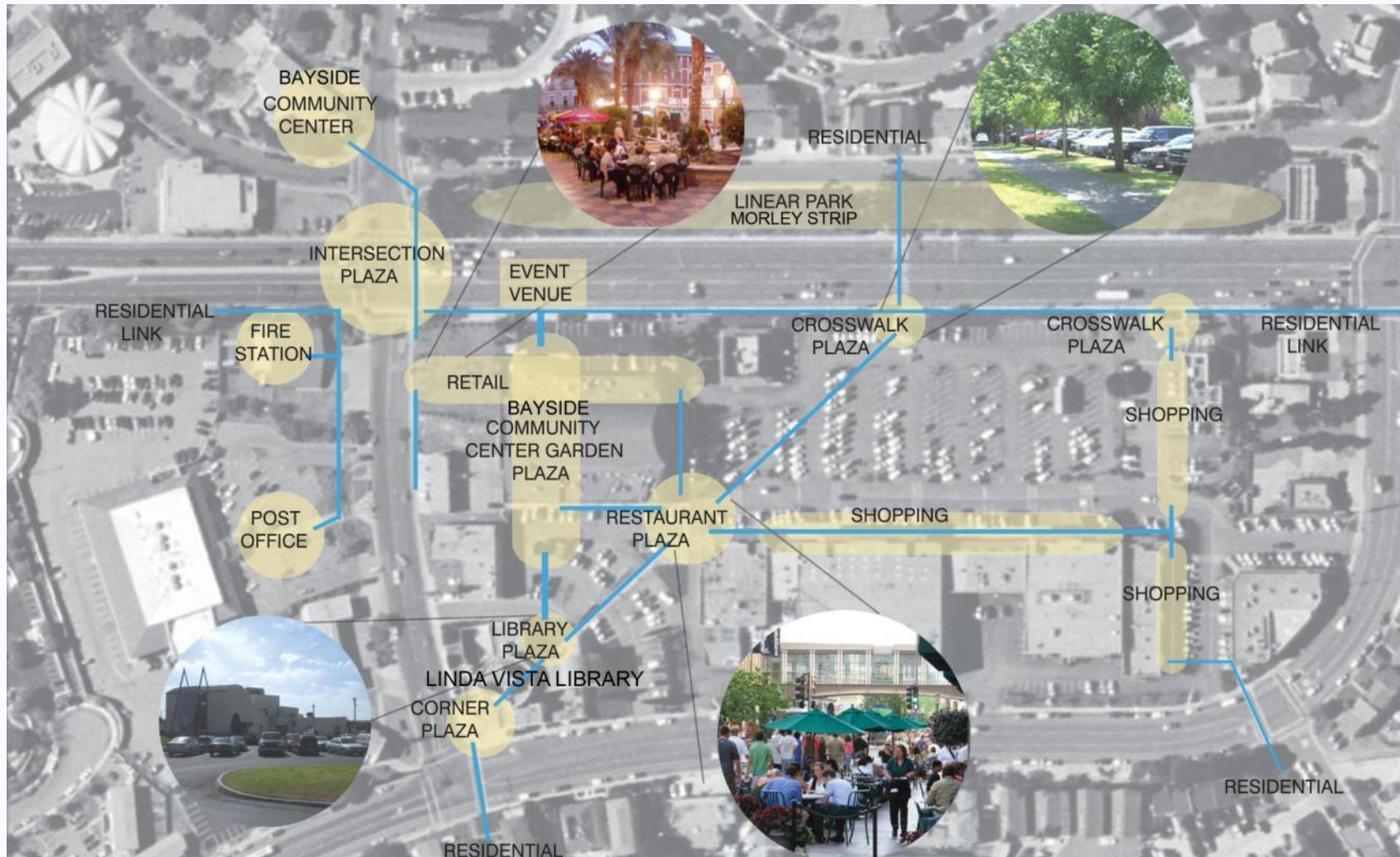
- Represents the cross-section of the Linda Vista Community



SITE DESIGN

The project brings together the existing Linda Vista Library, retailers and Bayside Community Center into a singular focal point for the community.

Planning strategies will reinforce and enhance the pedestrian experience and address general mobility needs within the project area.



PEDESTRIAN ACTIVITY AREAS + CONNECTION DIAGRAM

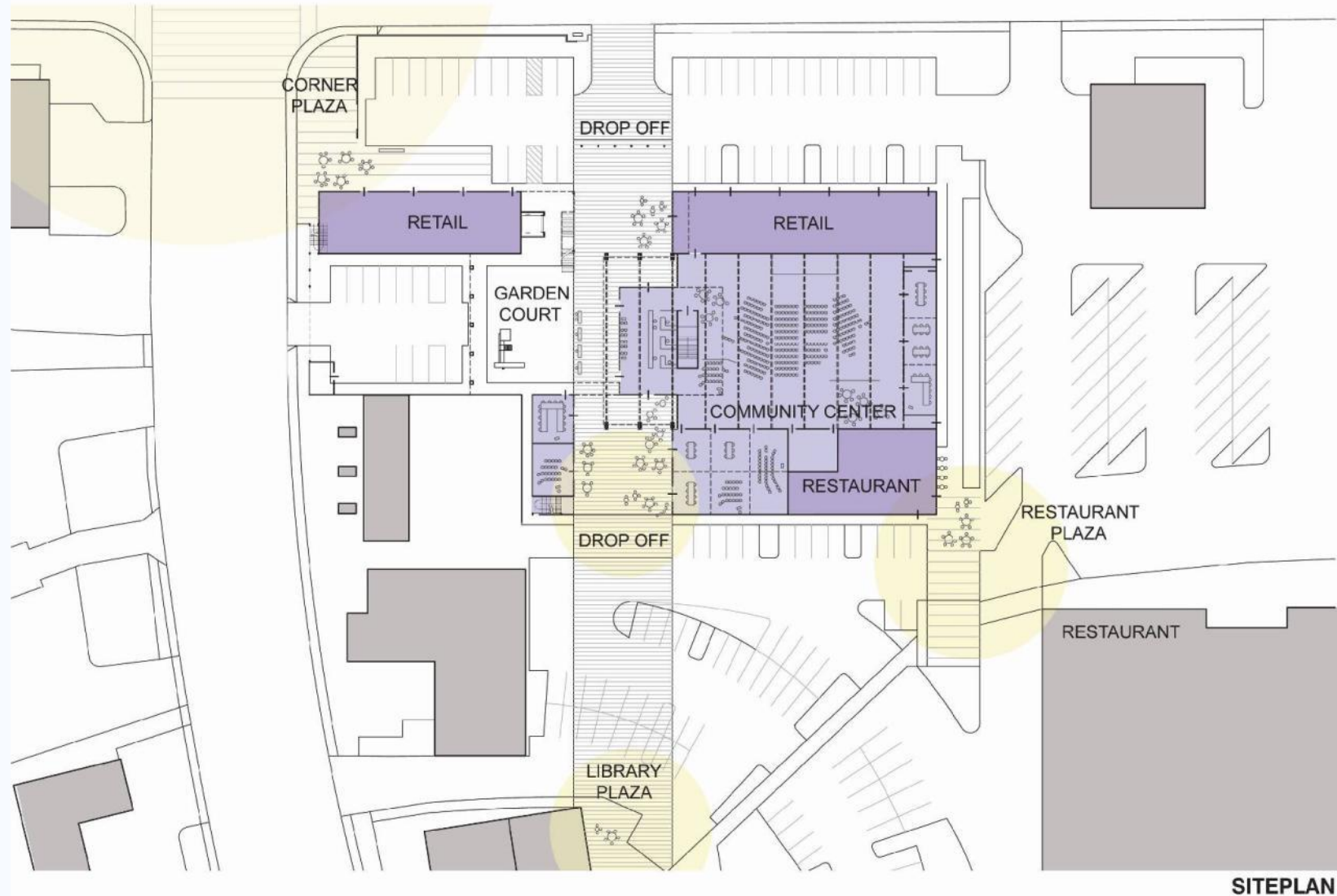
SITE DESIGN:

The Project will incorporate spaces that can be utilized by the public at large and will improve pedestrian and visual connections adjacent to amenities and services.



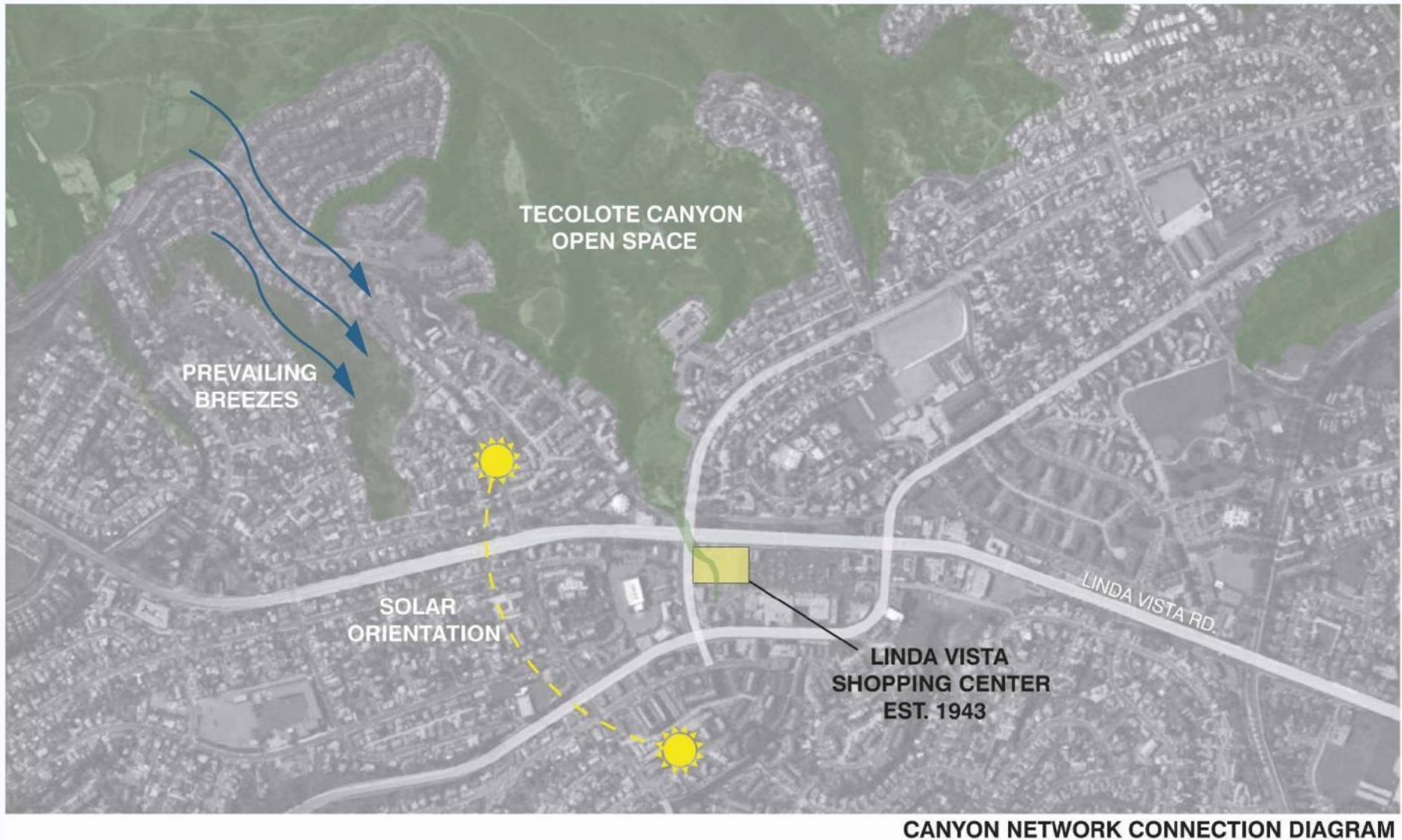
SITE DESIGN:

Redevelopment of both parcels in a cohesive manner, forming an Urban, Architectural and Functional whole. The project incorporates spaces and amenities that may be enjoyed by the public at large...



SUSTAINABILITY:

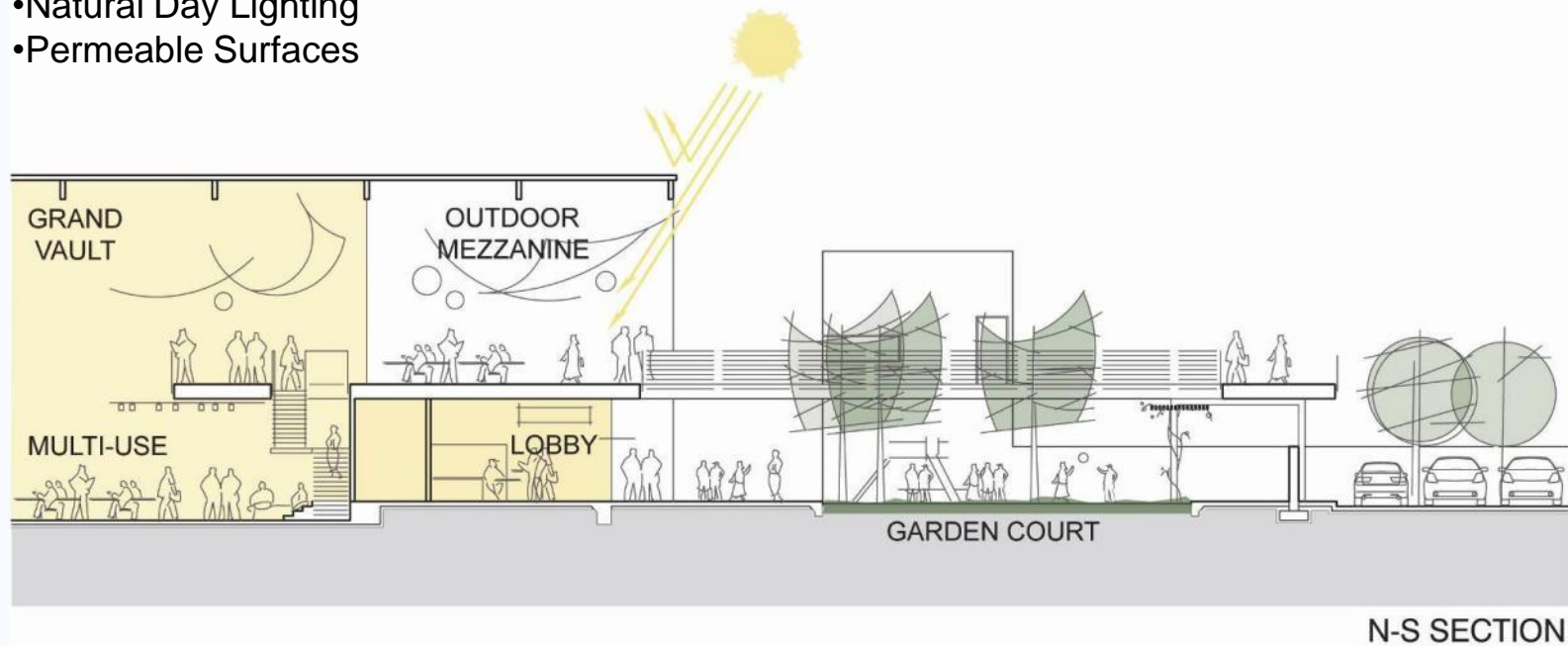
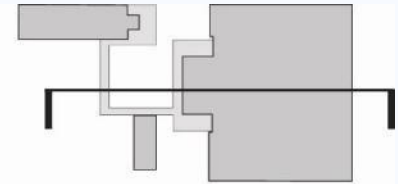
Linda Vista Town Center in relationship to the environmental context

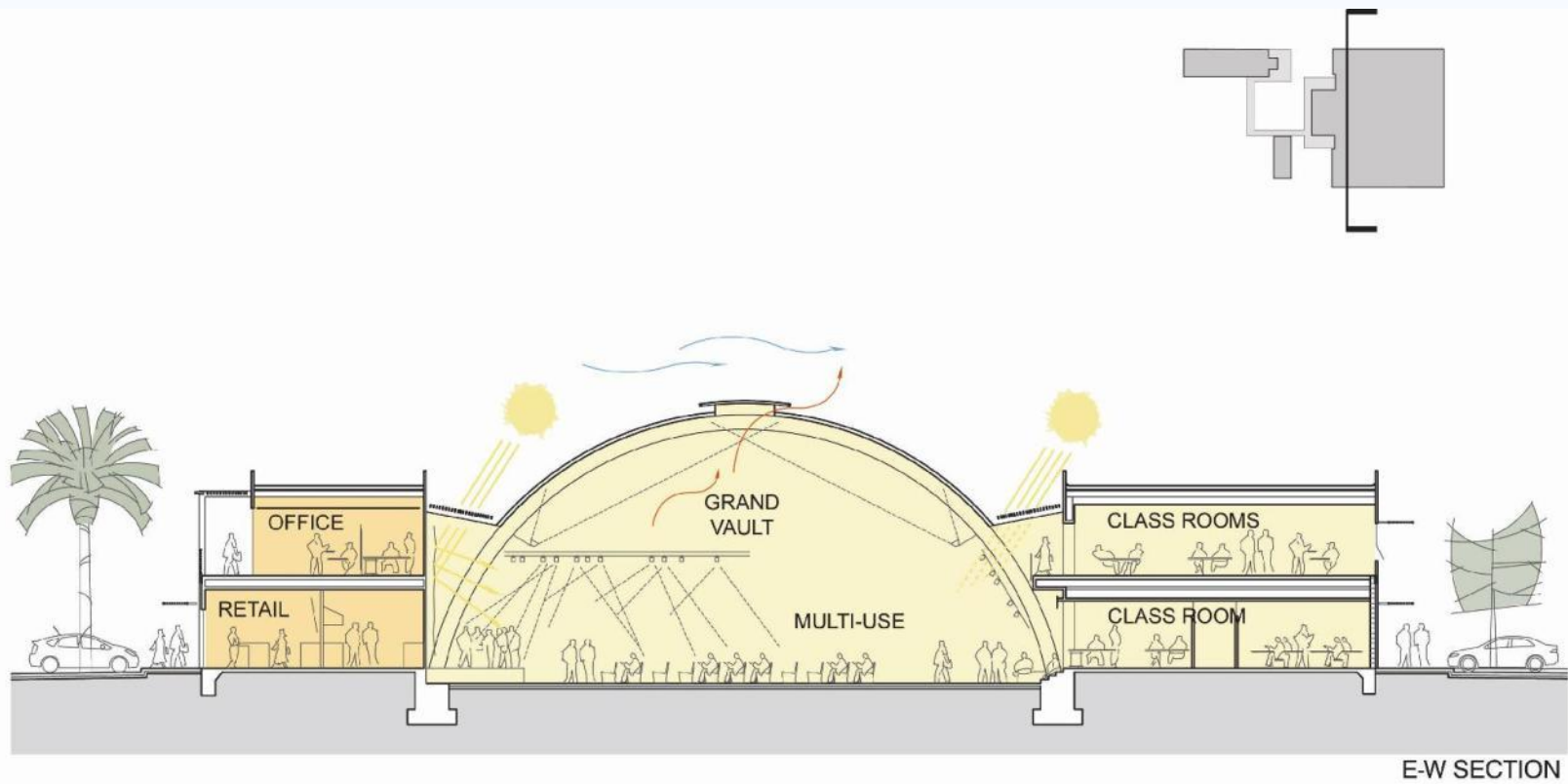


SUSTAINABILITY:

The project proposes many Sustainable Development Principles, and superior architectural, landscape and urban design techniques-

- Building Re-Use
- Connection to Public Transit
- Landscaped Plazas and Courtyards
- Solar Control and Natural Ventilation
- Natural Day Lighting
- Permeable Surfaces





HISTORIC RESOURCES:

Linking the historic role that the Linda Vista community played in San Diego's then emerging defense industry through Architectural Form, Materials and Details.

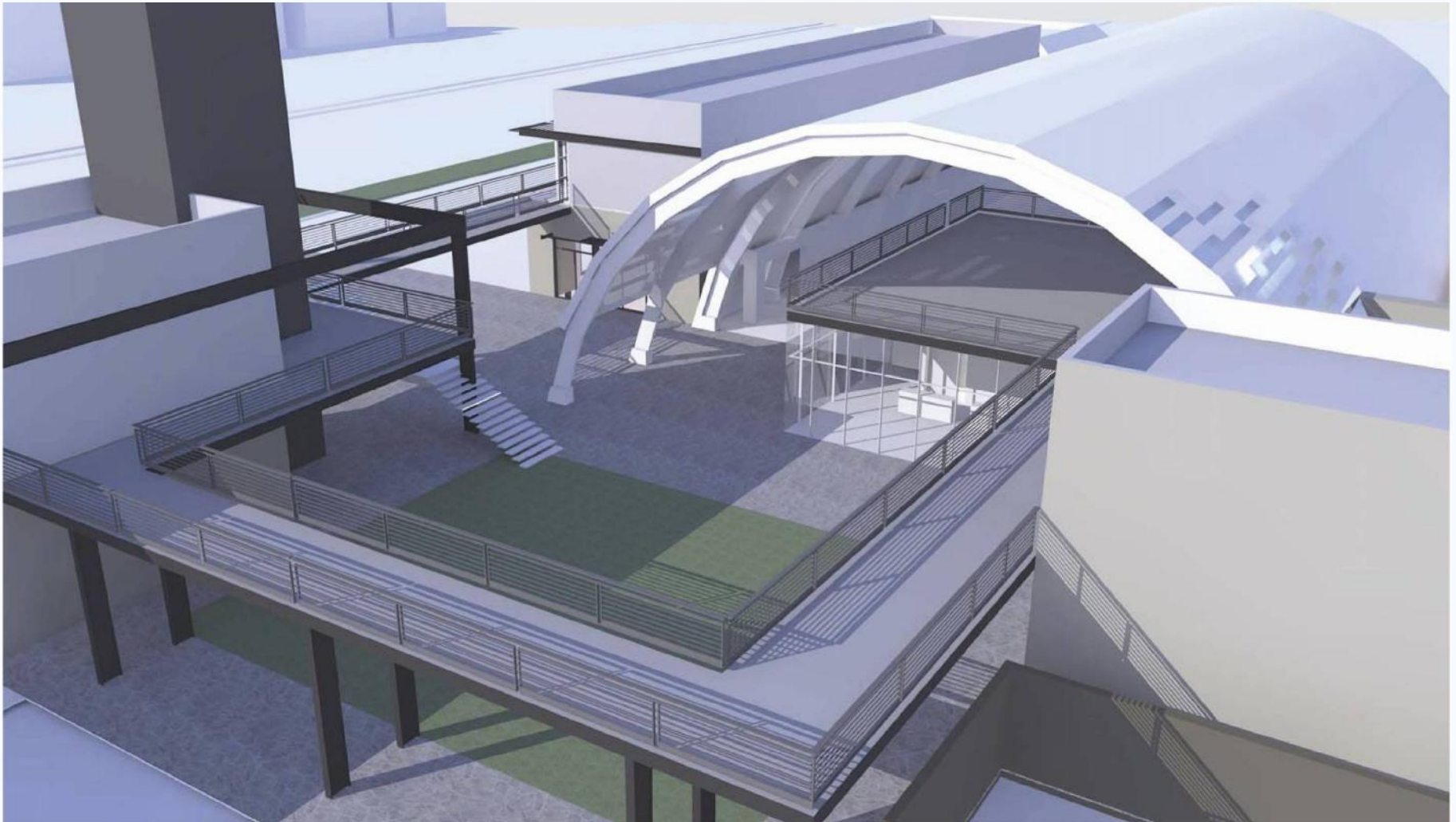
The project will embody distinctive characteristics of this manufacturing style and period, employing methods of place making and construction detailing used in these indigenous buildings, combined with modern techniques to achieve a uniquely Linda Vista Project.



INSPIRATION FROM CONSOLIDATED MANUFACTURING FACILITIES

ARCHITECTURE and ADAPTIVE RE-USE:

The project will serve as an example of the application of high-quality architectural design within the context of adaptive reuse practices. The Historic Resource of the arched vault will be used as a center piece of the new complex.



ARCHITECTURE and ADAPTIVE RE-USE:

The project will adaptively reuse of the existing vaulted-arch building in a manner consistent with Sustainable Urban Strategies and Historic Preservation Guidelines.

The proposed design will Re-energize this corner as the visual gateway to the shopping center and use design elements and features to call attention to the significance of this site and the Linda Vista community at large in the history of the San Diego region.





Bayside's Vision

Bayside's opportunity to expand to this project site enlarges not only its physical size; but, also the amount and types of services it can provide:

- Micro-business enterprises;
- Additional service organizations;
- Provide overhead for:
 - non-profit incubators and needed services that currently are used by Linda Vista residents but located outside the area;
 - and,
 - one-stop social, retail and commercial services.



Bayside has the experience, credibility, established relationships and network to realize this vision.